

Office Building For Sale

2606 S Orlando Dr.
Sanford, FL 32773

**Free-Standing Office Building
With Highway Frontage**



FREE-STANDING OFFICE

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Street Views



2606 S Orlando Dr
Sanford, FL 32773



Entrance coming
from the tip of
the “peninsula”!



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Plat Map



2606 S. Orlando Dr. is for sale at \$725,000.

2611 S. Orlando, the adjacent lot and home behind it,
are available with 2606 for a package price of \$925,000.



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Aerial Views



Close to multiple, major thoroughfares, as well as an international airport!



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Highway Frontage



US Hwy 17-92 frontage
along the East side of the
building as you face South



Looking
Northward



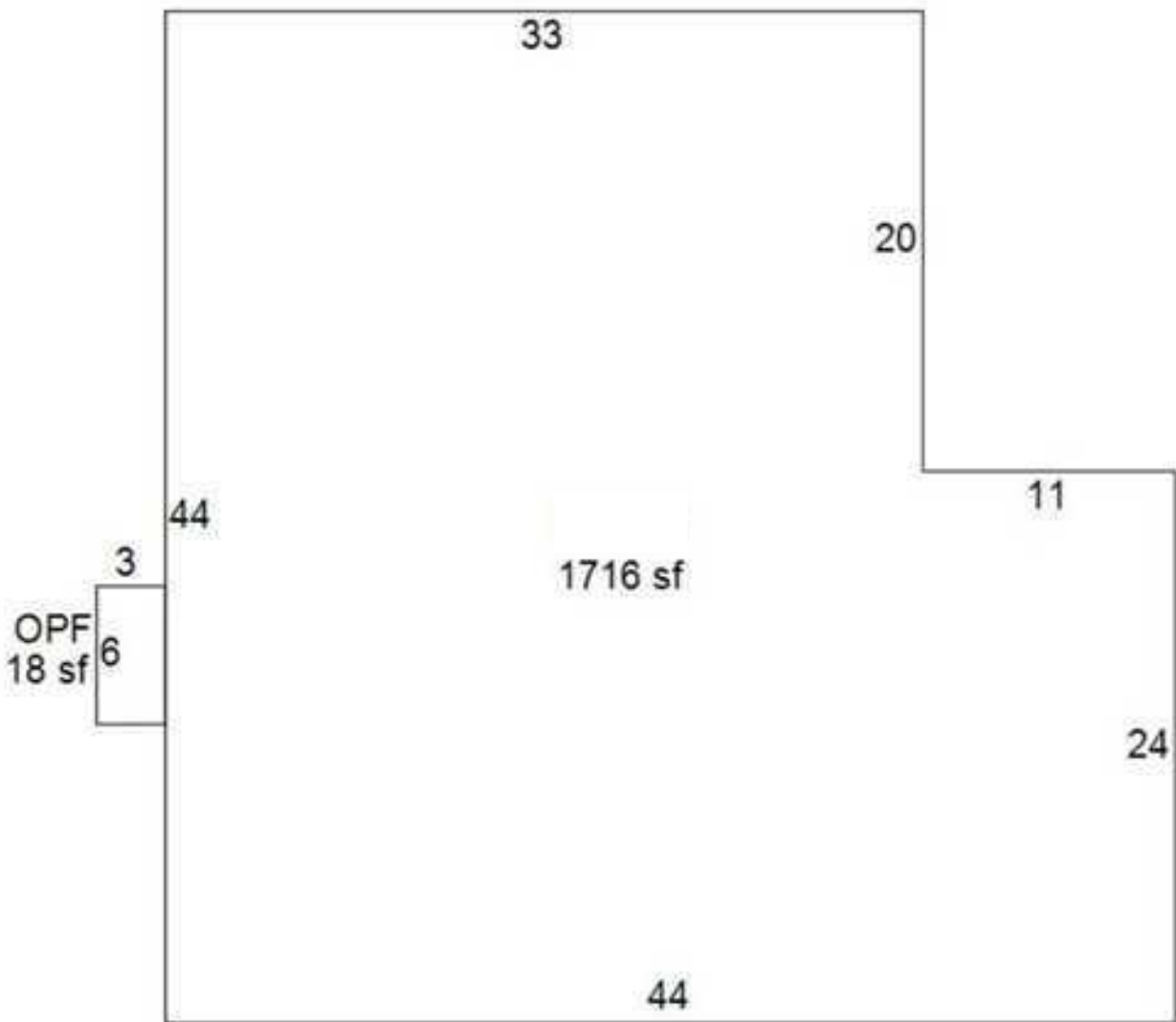
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Photo Collage



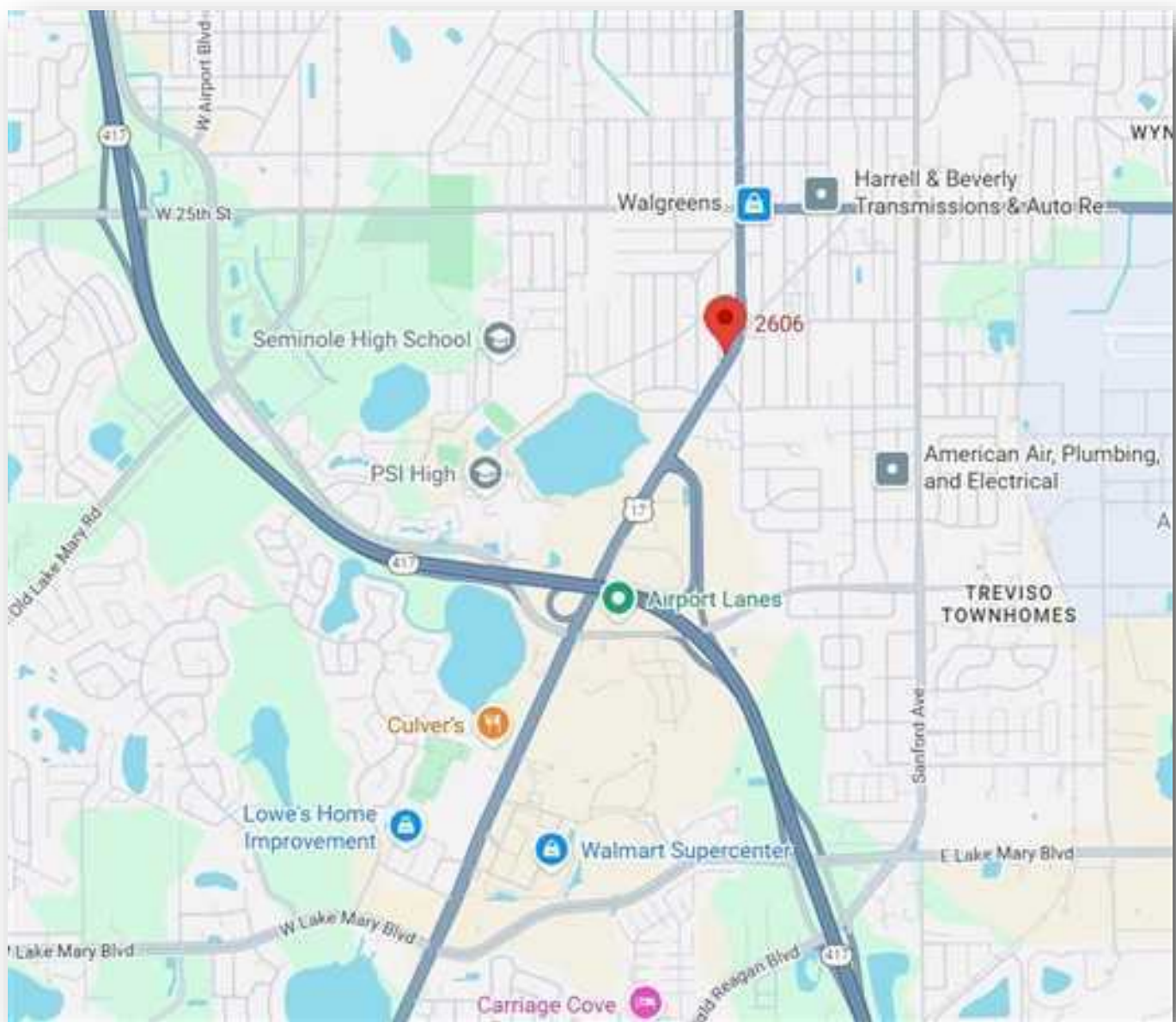
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Building Footprint



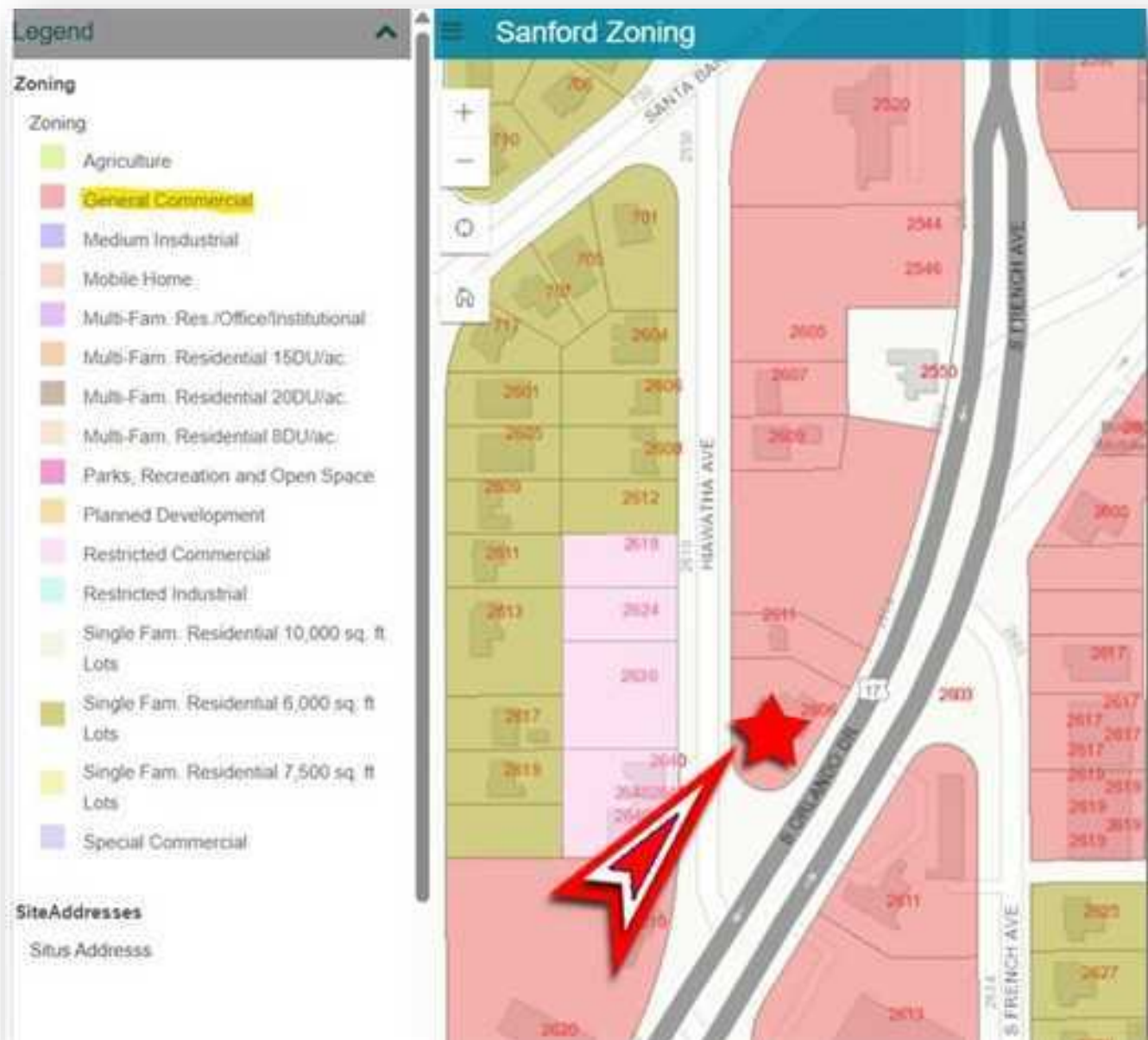
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Location Map



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Zoning Map



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Property Description

- ◆ This sale represents a rare opportunity to have **prime exposure to, and frontage on, a US highway**. Also known as "Orlando Drive" in Sanford, Hwy 17-92 is a **major thoroughfare** in Seminole and Orange Counties.
- ◆ Positioned on a prominent peninsula, this **0.32-Acre parcel** offers not only high visibility, but **multiple access points**: 1] Northbound into the tip of the "peninsula," 2] Northbound from Hiawatha Avenue, and 3] Southbound from Hwy 17-92.
- ◆ This **1,716 SF free-standing building** has been remodeled with not only new flooring, but a new subfloor as well in the front offices.
- ◆ The flexible layout includes **multiple open spaces; storage rooms; break room with cabinetry, sink, microwave and refrigerator; a half bath; and a full restroom with shower**. The configuration also presents the possibility of occupying the front portion of the building, while generating income from leasing the rear portion with its own address—#2604—and separate entrance.
- ◆ The front lawn boasts **specimen palm trees and mature landscaping**, while the side yard features a **shaded brick patio and large grounds** for either relaxing or hosting events.
- ◆ The **Orlando-Sanford International Airport** is less than 2 miles away.
- ◆ GC2 zoning allows for retail stores, professional office or medical buildings, service businesses, restaurants and **drive-thru's** to name just a few of the many uses.
- ◆ The property is located within the "**Opportunity Zone**," offering the possibility of tax abatements, grants and rebates, depending on the specifics of the business.
- ◆ #2606/#2604 are offered for sale at **\$725,000**.

NOTE 1: Be advised there are easements on the Southern perimeter of the property.

NOTE 2: The 0.17-Acre lot with a 376 SF apartment home located behind 2606 is not being conveyed. **2611 S. Orlando Drive can, however, be bundled with 2606/2604** for a package price of \$925,000.



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Demographics

2025 Traffic Count

US Hwy 17-92: 23,500 AADT

Proximity to Airport

Orlando-Sanford International Airport ["SFB"]: 1.7 Miles

Orlando International Airport ["MCO"]: 28.5 Miles

2024 Estimated Demographics

	<u>1-Mile</u>	<u>3-Mile</u>	<u>5-Mile</u>
Median HH Income:	\$46,740	\$55,280	\$62,670
2024 Population:	12,307	66,200	108,90
Est'd Growth '24-'29:	5.78%	4.78%	5.00%



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Sanford Synopsis

HISTORY

Once the stereotypical small town with the charm of a bygone era, Sanford became home to the Sanford Naval Station decades ago. It has come into the 21st Century fully embracing all its possibilities. Now a vibrant community, Sanford has approximately 67,000 residents as of 2025.

RECREATION

Sanford's crown jewel is beautiful Lake Monroe, covering more than 8,700 acres and the site of unforgettable views. The adjacent RiverWalk enables visitors to stroll along the banks of Lake Monroe and its marina. Fort Mellon Park, with its popular splashpad, is a favorite for children. Whether you enjoy sports, hiking, boating, fishing, riding bikes or leisurely walks, there's something to accommodate almost everyone!

ENTERTAINMENT

Sanford has really come into its own with the growth of award-winning restaurants, craft beer breweries, live entertainment, and artisans working in a wide range of mediums. The Central Florida Zoo and Botanical Gardens continually expands and excels, and special events are held regularly.

TRANSPORTATION

For commuters, Sanford boasts multiple high-capacity roadways: Interstate 4, the 417, and US Hwy. 17-92. The trolley is a free and fun way to navigate Downtown Sanford, and connects to the Sunrail service. For longer commutes, the Orlando-Sanford International Airport is less than 2 miles from the subject property.

COMMUNITY

That small town sense of community is still alive and well in Sanford, as seen on display at the "Sanford Marketplace at Magnolia" farmers' market held every Saturday. It's not unusual for Sanford residents to drive distances to work because they're happy to commute in order to call Sanford "home." Southern hospitality is alive and well in Sanford!



** Images sourced from City of Sanford's website.
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